

*file* Approved For Release 2002/11/18 : CIA-RDP86-01019R000200170002-4  
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C.I.A.

MASTER PLAN PRESENTATION

AUGUST 1972

BUILDING PLANNING STAFF

Mr.  
Mr.  
Mr.  
Mr.  
Mr.

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Mr. Benjamin Reifel, Chairman  
National Capital Planning Commission  
1325 G Street, N. W.  
Washington, D. C. 20576

Dear Mr. Reifel:

The Commission at its meeting on 5 August 1971, approved the preliminary site and building plans for the motor pool garage at the Central Intelligence Agency Headquarters, Langley, Virginia. The Commission also requested that the Central Intelligence Agency complete a preliminary master plan for the Langley site. Pursuant to this request the Central Intelligence Agency submits a preliminary master plan and draft environmental description for Commission review. However, other than the motor pool garage there is no program or schedule for any other construction.

This preliminary master plan reflects the desired consolidation of the Agency at Langley. If it is ever implemented it would conform to the limits on Federal employee planning levels for the area as established by the Commission - personnel figures and statistics other than as presented in the environmental description cannot as you appreciate be specified. The

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preliminary plan conforms to the Commission's Comprehensive Plan  
for the National Capital. <sup>3/26/68</sup> Also as indicated in the environmental  
description if this plan were to be implemented its impact on the  
environment would be minor.

It is requested that this Agency be granted an executive hearing  
during the October session for both the master plan and the final approval  
of the motor pool garage based on the foregoing information and that to be  
discussed with the Commission's staff. Since it is Agency policy to avoid  
publicity whenever possible it is also requested that the attached preliminary  
master and environmental description be reviewed for conformity with the  
Comprehensive Plan without being made public. This request is believed  
to be particularly justified since there is no schedule or program for  
implementation other than for the motor pool garage.

John W. Coffey  
Deputy Director  
for Support

cc: D/Logistics

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NCPC MASTER PLAN SUBMISSION REQUIREMENTS

1. Existing land use plan
2. Existing site development plan
3. Existing landscape plan
4. Existing circulation plan
5. Proposed land use plan
6. Proposed site development plan
7. Proposed landscape plan
8. Proposed circulation plan
9. Site sections (minimum of 2)
10. Development program (construction timing)
11. Impact on surrounding area
12. Relationship to local jurisdictions plans and programs

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NCPC REQUIREMENTS

(MAXIMUM)

Items 1 through 12 with full narrative and tabular content, i.e., personnel counts, construction time schedule, etc.

NCPC REQUIREMENTS

(TO BE SUBMITTED BY THIS AGENCY)

1. Items 1 through 9 - less parking space and personnel counts.
2. Item 10 - to be covered by letter of transmittal.
3. Item 11 - to be covered by draft environmental statement.
4. Item 12 - to be covered by appendix 1 to the environment statement.

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MASTER PLAN DRAWINGS

- Existing land use plan
- Existing site development plan
- Existing landscape plan
- Existing circulation plan
  
- Proposed land use plan
- Proposed site development plan
- Proposed landscape plan
- Proposed circulation plan
- Proposed site cross section

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SUPPORTING DATA - MASTER PLAN

- Square footage - proposed
- Square footage - existing
- Personnel at Headquarters - existing
- Personnel at Headquarters - proposed
- Acreages at Headquarters - existing
- Acreages at Headquarters - proposed
- Acreage ratio (parking to other)
- Parking lot data - existing
- Parking lot data - proposed
- Parking ratio - persons/space
- Parking costs surface vs. parking structure

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DRAFT ENVIRONMENTAL DESCRIPTION

I. General

This draft environmental description is issued in compliance with Section 102(2)(c) of the National Environmental Policy Act of 1969 and Executive Orders 11507 and 11514 for the Protection and Enhancement of Environmental Quality in the National Capital Region.

The Central Intelligence Agency foresees no adverse environmental effects resulting from the preliminary master plan concept and from the potential construction that maybe required to implement this plan.

The Central Intelligence Agency supports the intent of the Environmental Policy Act to improve the quality of the environment. In keeping with the spirit of the Act, the following general description and information is furnished regarding the relative impact upon the environment of the preliminary master plan concept and the associated long range construction involved as limited by specific Agency needs and budgetary constraints at any point in time. Upon implementation each phase of the concept would be designed and constructed to comply with all environmental and ecological standards in effect at that time.

When the Headquarters Building was designed and constructed (1955-1962), insufficient funding made it impossible for the Agency to be consolidated in

one location. Personnel and functions not accommodated in the new Headquarters Building remained in other facilities in the District of Columbia, Fairfax and Arlington Counties, Virginia.

This preliminary master plan provides for the desired consolidation of the Central Intelligence Agency on existing federal property assigned to the Agency, and two parcels of land owned by private individuals and assigned to General Services Administration. The use of the private property (32.2 acres), which is subject to life tenancy estates, and the General Services Administration assigned property (6.8 acres) would contribute to the implementation of the master plan in stages. The master plan indicates several low profile structures with a cumulative total area of less than one million gross square feet of building space. In keeping with the comprehensive plan, a low architectural profile is stressed between proposed and existing structures as well as the general topography of the area which permits the proposed structures to be screened behind and below the tree lines and earth berms. The master plan concept is intended to create a low silhouette campus-like atmosphere and to achieve the aesthetic and functional coordination of the entire facility.

II. Impact of the Preliminary Master Plan on the Natural Aspects of the Environment.

a. Population

Projected Agency population under the proposed master plan is within the National Capital Planning Commission's guidelines for the area and includes

known projected increases of the Fairbank Highway Research Station, Federal Highway Administration. At the present time at Headquarters, 68 percent of our employees reside in Virginia, 22 percent in Maryland, and 10 percent in the District of Columbia. It is noted that the percentage for Maryland has remained constant for the past ten years whereas the District of Columbia percentage has declined from 33 percent ten years ago to its present 10 percent.

The Agency is somewhat unique in that our employees serve the Agency wherever the need arises according to a rotation system which also enhances personnel growth and experience. Employees are transferred between Headquarters and Metropolitan area facilities for varying and intermittent lengths of time. In view of these circumstances, Agency personnel have made it a practice to locate their residences within convenient commuting distance of the Langley Headquarters Building. An overwhelming number of employees reside within 30 minutes commuting time to Headquarters. This fact and supporting data indicate that minimal numbers of personnel relocations would result due to such an Agency consolidation at Langley. Ten percent of the personnel to be relocated now work in the District of Columbia with the other 90 percent in Arlington and Fairfax Counties, Virginia. Specific numbers of employees have not been presented since personnel data are classified information under the Director of Central Intelligence's statutory authority to protect intelligence sources and methods, as prescribed by the National Security Act of 1947.

b. Traffic and Air Pollution

Utilization of public transportation serving the Headquarters building is minimal at the present time. However, those personnel utilizing public transportation reside within 45 minutes commuting time. According to the results of an in-house Agency survey, less than two and a half percent of our employees utilize public transportation and the remainder use private transportation. The WV&M Bus Company has a pending application for reduction of services. A survey of vehicular access patterns to the Headquarters site reveals that 45 percent of Agency personnel arrive via the George Washington Memorial Parkway, 41 percent via Dolley Madison Boulevard (Virginia Route 123), and 14 percent via Georgetown Pike (Virginia Route 193). The Virginia Department of Highways has scheduled improvements to the Georgetown Pike (Virginia Route 193) for 1985. It is anticipated that the majority of Virginia drivers utilizing the George Washington Memorial Parkway will use the Georgetown Pike at that time and the utilization of these three major highways will be equalized.

Of the Agency employees to be relocated to Headquarters, 69 percent reside in Virginia, 21 percent in Maryland, and 10 percent in the District of Columbia. Since the majority of Agency facilities are in Virginia and residential patterns are in fairly close proximity to the Headquarters Building it is projected that mileage and travel time for the overwhelming majority of personnel will be reduced by 25 percent except for those residing in the District

of Columbia will travel in the reverse flow of peak traffic on the George Washington Memorial Parkway and Virginia Route 123 during high peak traffic hours. The net effect of this decrease in travel time would result in a reduction of vehicular air pollution in this region. Continuing joint efforts and coordination by the Agency, General Services Administration and Environmental Protection Agency relative to air pollution from power plant heat producing equipment has brought both qualitative and quantitative particulate and gaseous emissions within the standards of the Environmental Protection Agency.

c. Water and Sewerage

The potable water supply is obtained from the District of Columbia as its source and is provided to the Agency through the jurisdiction of the City of Falls Church. The existing system has the capacity to supply standard quantities of water for the projected increase of personnel and functions, and is in reality a redistribution of existing supply loads. It is therefore anticipated that this master plan when implemented will have little, if any, impact upon the Metropolitan Washington Council of Governments' Water and Sewerage Plan and Program 1971-1972.

The existing Headquarters sanitary sewer system has an adequate reserve capacity to handle the projected increase due to the fact that it was designed and constructed to do so. The sewage lift station on site is owned, operated, and maintained by Fairfax County and the ultimate effluent destination is the

Blue Plains Sewerage Treatment in the District of Columbia. In order to ensure that the present and projected effluent content meets established standards, the Philadelphia Office of the Office of Water Programs, Environmental Protection Agency is in the process of conducting qualitative and quantitative assessment of the physical, chemical, and thermal characteristics of the residue. This master plan, when implemented, will have no additional adverse effect on water quality standards in the region as the Agency will comply with regulations in effect.

d. Land Use

Development of the site as planned will take advantage of the few open areas to the maximum extent possible. The natural wooded land area screens to the north, east, and south portions of the site will be undisturbed to continue providing natural visual and security buffer zones. The land area to the west, facing Turkey Run Park, National Park Service, will become a landscaped buffer zone to shield and preserve the natural effects of the parklands and provide a security buffer zone. The completed facility will appear as a large wooded area when viewed from outside the site. Twenty nine percent of the existing site (213 + acres) is developed (roads, structures, and parking), 44 percent landscaped, and 27 percent undisturbed. With the implementation of the master plan and the additional 38 + acres, the percentages will be 34 percent developed, 43 percent landscaped, and 23 percent undisturbed.

e. Ecological Systems

It is believed that the effect on ecological systems will be minor in that a large percentage of the area will be retained in its natural undisturbed state and will continue to provide a buffer zone with the remaining area enhanced by landscaping. The original site is completely fenced and has been for more than twelve years. The recently acquired property from FHWA excess land is now being fenced. There is little, if any, wildlife in the area <sup>in preserves</sup> other than birds and to this end, it is a sanctuary and ~~an enhancement~~ of the biota.

Storm drainage follows the natural drainage systems into the Potomac River and siltation is kept to a minimum since the ground cover is well established in the area. Storm drainage from the area, therefore, would have little or no abnormal effect on marine life in the Potomac River. If deemed necessary storm drainage could be impounded in conjunction with the Metropolitan Washington Council of Governments Water and Sewerage Plan and Program 1971-1972.

f. Housing

It is a well publicized fact that there is an inadequate supply of housing for low and moderate income groups in the Metropolitan Washington Area. The Metropolitan Washington Council of Governments "Housing Policies and Programs 1971" states that their objective is to present a concerted effort

in overcoming the areas housing problems. It is believed that by the time this master plan is implemented, Agency employees who are presently in this low and moderate income group will have taken advantage of housing opportunities available to them. The Agency is concerned in meeting and sustaining its commitments to equal employment opportunities. To this end 2.5 percent of those to be relocated are in the low income status of which less than four percent are in the minority group. Thirty-two percent of the personnel to be relocated are in the moderate income status of which 10 percent are in a minority group. Of the personnel currently in the low income status 30 percent reside in the District of Columbia (NW). Sixty-three percent reside in Virginia with the remaining 7 percent in Maryland. Those in the moderate income status have the following places of residence; 13 percent District of Columbia, (1/2 NW, 1/4 NE, and 1/4 SE), 76 percent in Virginia and 11 percent in Maryland. In view of the current distribution of employees by place of residence, the Agency will be in compliance with regulatory procedures on housing of the Department of Housing and Urban Development and General Services Administration as announced in the Federal Register, Volume 37, No. 110, pages 11367-11371 and 11371-11374 respectively, dated June 7, 1972.

### III. Resources

The irreversible or irrevitable commitment of resources under this master plan is expressed in the commitment of land and monetary resources

for the construction necessary for its implementation. However, anticipated monetary savings will amortize the master plan implementation within acceptable accounting procedures and therefore the short term (millennium) uses of mans environment will enhance the maintenance of long term productivity.

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APPENDIX I  
SUMMARY SHEET\*

1. Environmental Statement (Check one)

Draft       Final

2. Name of Responsible Agency (with name of operating division)

Central Intelligence Agency, Office of Logistics

3. Name of Action

Master Plan or Modification

4. Brief Description of Action Indicating Part, or Parts, of National Capital Region Particularly Affected

Preliminary Master Plan for the desired consolidation of this Agency on assigned property at Langley, Fairfax County, Virginia

5. Summary of Environmental Impact and Adverse Environmental Effects, if Any

Minor

6. List of Alternatives Considered

Maintain existing conditions. Consolidate all external facilities on a new site. Monolithic structure vs multi building campus approach, parking structures vs surface parking.

7. List of all Federal, State, and Local Agencies From Which Comments Have Been Requested (for Draft Statements Only)

None. The preliminary master plan is within the Federal employee guidelines of NCPC for the assigned area.

8. List of all Federal, State, and Local Agencies and Other Sources from Which Written Comments Have Been Received (for Final Statements)

None

9. Dates Draft Statement and Final Statement Made Available for Council on Environmental Quality and Public

Upon submission to NCPC

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DRAFT ENVIRONMENTAL STATEMENT SUPPORTING DATA

I. General

Guideline issued by the Council on Environmental Quality, for preparing environmental statements, published in the Federal Register on April 23, 1971, Volume 36, No. 79, page 7724-7729.

Modification No. 2 to the Commissions Environmental Policies and Procedures National Capital Planning Commission, October 21, 1971.

Proposed Federal actions affecting the environment. Office of Management and Budget, Bulletin No. 72-6, September 14, 1971.

Evaluation, review, and coordination of Federal and Federally assisted programs and projects. Office of Management and Budget, Circular A-95, February 9, 1971.

II. Impact of the Preliminary Master Plan on the Natural Aspects of the Environment

a. Population

Basic personnel data was furnished by the Office of Personnel and recomputed into percentages. BPS data covers the past 12 years.

b. Traffic and Air Pollution

Public transportation utilization percentages are based upon a head count conducted for this staff by Building Security Branch, PSD/OS.

Traffic percentages existing and projected are based upon a traffic survey conducted by this staff over a period of one month.

Population figures are based on data supplied by the Office of Personnel.

Air pollution figures - staff projection and GSA's utilization of low sulphur content fuel oil.

c. Water and Sewerage

Utilities Reliability Study, Headquarters Building, McLean, Virginia, March 1972, Henningson, Durham & Richardson, Inc.

Metropolitan Washington Council of Governments Water and Sewerage Program 1971-1972, October 1971.

d. Land Use

Master Plan

e. Ecological Systems

Area knowledge and Metropolitan Washington Council of Governments Water and Sewerage Plan and Program 1971-1972.

f. Housing

Policy Recommendations for the Location of Federal Work Facilities in the National Capital Region, MCPC, 30 June 1970.

Housing Policies and Programs for Metropolitan Washington, 1971, Metropolitan Washington Council of Governments, October, 1971.

Procedures for Assuring Availability of Housing on Nondiscriminatory Basis for Low and Moderate - Income Employees, Department of Housing and Urban Development, Federal Register, Volume 37, 11367-11371, 7 June 1972.

Consideration of Socioeconomic Impact, General Services Administration Federal Register, Volume 37, 11371-11374, 7 June 1972.

Numerous newspaper clippings covering the subject of housing percentage figures on low and moderate income groups developed by the staff from data supplied by Office of Personnel, 30 May 1972.